

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS RC-4 AND RC-5
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed, or national origin; and

WHEREAS, Tremont Homes, Inc. has expressed a desire to purchase Disposition Parcels RC-4 and RC-5 in the South End for the purpose of constructing relocation housing under the 221(d)(3) Program of the Federal Housing Administration;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Tremont Homes, Inc. be and hereby is tentatively designated as redeveloper of Disposition Parcels RC-4 and RC-5, subject to submission within 60 days of the following documents satisfactory to the Authority:

- a. Preliminary site plan, indicating the number and composition of the units which can be developed on this site;
- b. Proposed rental schedule;
- c. Proposed construction schedule;
- d. Penalty bond in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule;
- e. Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- f. Publication of all public disclosure and issuance of all approvals required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Tremont Homes, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

December 16, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION SITES RC-4 AND RC-5
SOUTH END URBAN RENEWAL AREA

SUMMARY: This memo requests that the Authority tentatively designate Tremont Homes, Inc., as the developer of Parcels RC-4 and RC-5 in the South End.

Disposition Sites RC-4 and RC-5 in the South End Urban Renewal Area contain approximately 59,000 square feet and are located on Tremont Street at Concord Square. It is estimated that between 60 and 110 dwelling units can be built on these parcels.

On June 2, 1966, the Authority authorized the Development Administrator to enter into negotiations with the Tremont Methodist Church and/or Tremont Homes, Inc., with a view toward the development of an acceptable proposal for developing RC-4 and RC-5.

Since that time Tremont Homes, Inc. has worked closely with Authority staff in strengthening its proposal and has engaged Sert, Jackson and Associates as its architect, the George A. Fuller Co. as its builder, Ropes and Gray as its counsel, and Niles-Furlong as its FHA consultant for the project.

Based upon performance to date, and the desire of Tremont Homes, Inc. to secure FHA financing, it is recommended that they be designated as developers of Parcels RC-4 and RC-5.

An appropriate resolution is attached.

Attachment